

## CITY OF ISSAQUAH DEVELOPMENT COMMISSION

IN THE MATTER OF CONSIDERING A ) FINDINGS OF FACT, REASONS  
SITE DEVELOPMENT PERMIT FOR THE ) FOR DECISION, AND DECISION MADE  
**THE TIMBERLAKE** LOCATED AT )  
4615 W. LAKE SAMMAMISH PKWY. )  
APPLICATION NOs. **PLN09-00005,** )  
**PLN09-00013, PLN11-00015**

WHEREAS, pursuant to Chapter 18.04.410, Quasi-Judicial Land Use Actions, of the Issaquah Land Use Code, the Development Commission held a public hearing on April 4, 2012, to consider a Site Development Permit and associated Administrative Adjustments of Standards for The Timberlake.

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard,

THEREFORE, the Development Commission is now satisfied that this application has been sufficiently considered, and hereby makes and enters the following:

### I. FINDINGS OF FACT

-1-

The applicant, Dennis Reibe, of Reibe & Associates, Inc., on behalf of Michael Richards, submitted a Site Development Permit application on January 16, 2009, for the construction of a 42-unit residential building. The building consists of four stories of residential units over two levels of parking garage. The building is integrated into the existing topography with the parking garage buried below grade on the high side with daylight entrances to each parking level on the low side. The existing wetlands and buffers will be expanded and enhanced.

-2-

The application includes an Administrative Adjustment of Standards for Height. The allowable base building height in the Multifamily High Density zone (MF-H) is 40 feet. The applicants proposed a building at 55-feet 9-inches. In order to meet code requirements for the height adjustment, the applicants are proposing under-building parking, increased open space, and upper floor step-backs. An Administrative Adjustment of Landscape Standards is also required to allow continued encroachment of the driveway into the 5-foot side yard setback.

-3-

The project is located at 4615 West Lake Sammamish Pkwy SE.

-4-

The existing parcel is 1.6 acres (69,997 square feet), located on the north side of I-90 between the freeway and West Lake Sammamish Parkway. It slopes from a ridge along I-90 toward West Lake Sammamish Parkway to the wetlands located along the front of the property. A gravel drive currently serves as access across the wetlands to an existing single family residence located on the southwest corner of the property. The property outside of the wetlands is lawn and residential landscaping.

-5-

The subject property is currently zoned Multifamily – High Density, “MF-H” (29 du/acre). In accordance with IMC 18.06.100(H), the primary purpose of this district is to provide for high density multifamily neighborhoods, in direct proximity to a variety of urban services and commercial uses.

-6-

The site is designated “Multifamily Residential” by the Issaquah Comprehensive Plan, originally adopted in 1995 and updated January 2012.

-7-

The Comprehensive Plan designates the site as within the “Greenwood Point” Subarea. The zoning and proposed use of the property are in compliance with the Comprehensive Plan.

-8-

Chapters 18.04 (Procedures), 18.07 (Development and Design Standards), 18.09 (Parking), 18.10 (Environmental) and 18.12 (Landscaping) of the Issaquah Land Use Code contain the procedures for review, development and design standards, parking requirements, and landscaping requirements for the site. These regulations were used to evaluate the development proposal within the “MF-H” Zone. With the approval of the Administrative Adjustments of Standards, the project complies with the development standards of the zone and other development regulations applicable to the project, as proposed and conditioned.

-9-

Concurrently with the Site Development Permit, the applicant submitted an Administrative Adjustment of Standards (AAS) for Landscaping, File No. PLN11-00015, and an Administrative Adjustment of Standards for Height, PLN09-00013. IMC 18.04.400 of the Land Use Code authorizes the Planning Department to review the Administrative Adjustment of Standards through the Level 2 Review process. Because the Site Development Permit is required to be decided by the Development Commission, the AAS’s will be decided concurrently through the Level 3 Review process.

-10-

In accordance with the Transportation Concurrency Management chapter of the Land Use Code, IMC 18.15, a Certificate of Transportation Concurrency was issued for the project on March 23, 2009, for the project, File No. CON09-00005.

-11-

The environmental impacts of the development on this site were evaluated, site constraints identified, and measures recommended mitigating the impacts. A Mitigated Determination of Nonsignificance (MDNS) was issued for the project on March 14, 2012, with conditions. A 14-day comment period was established beginning on March 15, 2012 and ending on March 28, 2012. This was followed by an appeal period beginning on March 29, 2012 and ending on April 11, 2012. No comments or appeals were received. The SEPA mitigation measures were deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions, including the payment of Police and General Government mitigation fees, were based on policies adopted by reference in the Land Use Code, and have been incorporated in the conditions of this Site Development Permit as Condition No. 16.

-12-

Impact mitigation fees were evaluated with the SEPA determination and the Site Development Permit. Impact fees are required to be paid for General Government, Police, and Fire, Transportation and Parks.

-13-

On May 21, 2008, the Development Commission hosted a Community Conference to discuss the project. The purpose of the meeting was to gain comments and concerns from the public and the Development Commission on the project proposal early in the project review process. Comments were received from the public, staff, applicant and the Development Commission.

-14-

As part of the Site Development Permit process, public notice to all parties of record and property owners within 300 feet of the exterior boundaries of the proposal site was required at least 10 days prior to the public hearing. A public comment notice of the application and project was mailed to property owners and Parties of Record on June 2, 2009. Two (2) written public comments were received and entered as Exhibits 12 and 13. Notice of the Public Hearing was mailed to adjacent property owners and parties of record on March 16, 2012. A 4 foot x 4 foot public notice board on the site was also required, giving a brief description of the project and the date of the public hearing. The applicant posted a public notice board on the site on March 24, 2012.

-15-

The Development Commission on April 4, 2012, conducted a public hearing of the Site Development Permit. Five members of the public spoke at the hearing; Robert Culjat, Wayne Eddy, Barb Bierney, Valerie Michel, and Christine Koester. The architect, Dennis Reibe, also provided testimony. The public hearing was completed on April 4, 2012.

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The City of Issaquah Administration recommended approval of the Site Development Permit and Administrative Adjustments of Standards with conditions. The Development Commission approved the Planning applications with conditions.

## **II. REASONS FOR DECISION**

Having made the Findings set forth above, the Development Commission makes the following conclusions:

-1-

The Timberlake project was reviewed through a Level 3 Review process (Quasi-Judicial Land Use Action) of the Issaquah Land Use Code as required under Chapter 18.04.410. The Development Commission is responsible for reviewing and making the decision on elements (including design and technical) for Site Development Permits and associated Planning Permits as required under Chapter 18.04.430 of the Land Use Code, including parking and landscaping pursuant to Chapters 18.09 and 18.12 respectively.

-2-

Each Site Development Permit application is reviewed for compliance with the several design criteria established in IMC Chapter 18.07, Appendix 2 (Design Standards / Design Criteria Checklist) as adopted by Ordinance No. 1983 listed below:

- A. Site Layout & Overall Design Concepts
- B. Landscape Design and Use of Plant Materials
- C. Design Harmony and Compatibility
- D. Nonmotorized and Vehicular Areas
- E. Service and Storage Areas
- F. Crime Prevention through Environmental Design

The Development Commission determined that the Timberlake project was consistent with the applicable criteria for the subject applications as follows:

- A. Site Layout & Overall Design Concepts: The proposed building is located toward the south end of the property adjacent to I-90. The building location is predicated on avoiding wetland and wetland buffer impacts. The building location is consistent with the multi-family development adjacent to the east, which is also located up to I-90. Generally, the site is laid out to work with the contours of the property and the constraints placed by the wetland.

Because the building is located so far away from the street and sidewalk, a raised platform is proposed to connect the sidewalk to the front porch and entrance to the building. The platform, and the porches, are designed and oriented to provide for viewing and appreciation of the natural setting to the north. The primary entrances to the parking garage are on the west side of the building rather than the front, which attributes to the building's pedestrian orientation.

The project site includes a 12,365 SF Category III wetland, which also extends off-site to the west. The total size of the wetland is estimated at approximately 0.5 acres. The proposal will fill 1,350 SF of the wetland because of required road improvements along West Lake Sammamish Parkway. To mitigate for wetland fill impacts, the applicant will create 1,350 SF of new wetland area and enhance 10,090 SF of the existing, degraded wetland. The proposal would also impact a net total of 1,526 SF of wetland buffer. This will be mitigated by enhancing 11,335 SF of the existing buffer area with native plant species.

The existing wetland on the site is significantly degraded, and consists primarily of grass lawn and blackberry bushes. The Mitigated Determination of Nonsignificance, Exhibit No. 8, explains, in detail, how the impacts of the filling of the grass-lined ditch along the roadway, the revised driveway layout, the building setback encroachments, and the elevated walkway will be mitigated. As determined in the MDNS, the proposed mitigation significantly exceeds the Washington State Department of Ecology recommended wetland creation and wetland enhancement mitigation ratios. The proposed mitigation will result in a net improvement of wetland and wetland buffer functions.

In order to ensure the success of the wetland and buffer enhancements on the site, several mitigation measures were included in the MDNS, and are conditioned in the Site Development Permit and subsequent construction permits.

In accordance with the Table of Outdoor Lighting Standards, the maximum illumination for multifamily developments is 5 footcandles, with spillover adjacent to critical areas limited to .3 footcandles. With the Building Permit, the lighting plan will need to be revised to meet the lighting standards of the Issaquah Municipal Code, Section 18.07.107. The exterior lights will need to be shielded to prevent glare onto adjacent properties and into the critical areas.

The applicants are limited in where the building can be located. Based on that fact, the building is appropriately placed and incorporated into the existing topography and features of the site.

The location of a vast majority of the parking stalls underneath the building is preferable to uncovered surface parking and takes good advantage of the existing topography. There are several surface stalls at the front of the building that are appropriately placed for visitors. The pedestrian areas are physically separated from the vehicular areas.

Although the proposed structure is tall, the topography of the site and the topography of I-90 will keep the new building from blocking any significant views from the freeway or further south. Furthermore, existing trees, both within the right-of-way and on the proposed site, will help screen the building from the freeway. Also, due to the location of the site south of NW Sammamish Road., views of Lake Sammamish from the residents of the South Cove neighborhood will not be blocked.

As proposed, the project is in compliance with the Development Standards of the "MF-H" zone, except for Building Height. The applicants have applied for an Administrative Adjustment of Standards, PLN09-00013, to allow the structure to exceed the base building height of 40 feet.

- B. Landscape Design and Use of Plant Material: A detailed landscape plan, designed by a Landscape Architect, including plant names, quantities and sizes, has been submitted as Sheet L1 of the full-size plan set that shows the landscaping immediately around the building. A separate landscape plan, also including plant names, quantities and sizes, has been submitted to show the proposed plantings within the wetland and buffer. An Irrigation Plan will be required to be submitted with the construction permits.

A good variety of trees, shrubs and groundcovers have been included to enhance the site and provide some screening and buffering to adjacent properties and Interstate 90. In particular, several Douglas Firs and Hogan Cedars are proposed along the I-90 right-of-way.

The plantings within the wetland and buffers will need to meet the King County Mitigation Guidelines, as shown on Page W3-1 of the submitted plans. As stated above, the quality of the landscaping in the wetland and buffer, which today is primarily grass and blackberry, will be significantly improved with the dense, native plantings of the new development.

Concurrently with the Site Development Permit, the applicant submitted an Administrative Adjustment of Landscape Standards, File No. PLN11-00015. Table 18.12.070(B)(1) of the Issaquah Municipal Code Landscape Chapter states that "The entire setback area shall be landscaped...". The project is located in the Multifamily-High Density (MF-H) zone, which requires a 5-foot Side Yard Setback, in accordance with IMC 18.07.360. Therefore, the Land Use Code would require that the full 5 feet along the west property line would need to be landscaped. The applicants requested that the landscape buffer be reduced to 0 feet. The Administrative Adjustment of Landscape Standards is acceptable along the west property line. There is no landscaping that would be removed as a result of the reduction since the existing driveway runs along the property line, and the adjustment would not negatively impact adjacent property owners since it is highly unlikely that any development will take place along that property line due to critical area restrictions.

IMC 18.12.1385 of the City's Landscape Code currently requires that 25% of the total caliper of all significant trees in the developable site area be retained. As shown on the site plan, most of

the existing trees on the site, primarily at the northwest corner and southeast corner of the site, will be preserved. The trees at the southeast corner of the site will be particularly important for helping to screen the building from I-90. And, as mentioned above, the overall site design and building placement properly utilizes and integrates with the existing topography.

There was some concern expressed by the neighbors and Commission members that there was not sufficient landscape screening on the east side of the building, facing the Sammamish Bluff Condominiums. As a result of those concerns, and in order to better meet the Height Adjustment Criteria of IMC 18.07.355(B), Condition No. 22 was added to require additional coniferous trees on that side of the building.

- B. Design Harmony: An Exterior Colors and Materials Board was entered as Exhibit No. 25. Additionally, the applicant, at the Public Hearing, presented a colored rendering of the building that was entered as Exhibit No. 26.

The building will have cement fiber shakes and horizontal siding with wood trim. The roofing material will be asphalt composition shingles, and the bottom floor of the front elevation will include cultured stone. The exterior colors are earth tones that are presented in three different palettes, at various locations on the façade. Pages P-9 and P-10 of the plans show the building elevations and indicate the color palettes.

The windows, doors and design components have been designed with acceptable proportion, scale and relationship to the building and one another. The building materials, colors and components for the building are acceptable. The materials have been chosen for their durability and wear, and for fire protection.

Section 18.07.440 of the Issaquah Land Use Code, Exhibit No. 14, lists specific development standards for multifamily developments. Those criteria, which are being met with the project, include building modulation, common usable space, and roofline variation. The Issaquah Design Criteria Checklist requires modulation to reduce the bulk and mass of the buildings, articulation of the different parts of the building, avoidance of blank walls, breaking up large dominating structures. The proposed elevations are well-modulated with regard to materials and architectural elements.

The accessory structures that are proposed on the site are appropriately located on the property, and have been designed to be compatible with the architectural concept of the building and the landscape design. The bus shelter, if it extends into the City right-of-way, will require a separate Special/Street Use Permit.

Concurrently with the Site Development Permit, the applicant submitted an Administrative Adjustment of Standards (AAS) for Height, File No. PLN09-00013. IMC 18.04.400 of the Land Use Code authorizes the Planning Department to review the Administrative Adjustment of Standards through the Level 2 review process. Because the Site Development Permit is required to be decided by the Development Commission, the AAS will be decided concurrently through the Level 3 review process.

In accordance with IMC 18.07.360, District Standards Table, the Base Building Height in the MF-H zone is 40 feet. Increasing the Building Height in that zone is allowed, as long as the project is able to meet the approval criteria of IMC 18.07.355(B), Exhibit No. 15. The applicants are proposing that that building be built up to 55 feet 8-3/4 inches.

With the addition of Condition No. 22, which requires additional clusters of trees on the east side of the building, the project meets each of the Administrative Adjustment of Height Standards criteria established in IMC 18.07.355(B).

- D. Pedestrian and Vehicular Areas: Most of the vehicle parking, except for several surface stalls at the front of the building, are within the two story parking garage. There are two different garage doors to access each floor of the garage.

IMC 18.09.050, the Table of Off-Street Parking Standards, states that 1 parking stall is required for each multifamily dwelling unit. Therefore, for the 42 proposed units, 84 parking stalls are required and are being provided. Currently, the Land Use Code does not specify how those parking stalls are to be allocated between residents and guests.

The project is providing pedestrian and trail access with the raised platform from the street to the front of the building. That platform is then connected to a trail that goes around the entire building. The pedestrian connections are completely separate from vehicular access.

In accordance with IMC 18.09.030(I), bicycle spaces are being provided in the parking garage, and the location and details of the barrier-free accessible parking for the project will be reviewed and approved with the Building Permit.

- E. Service and Storage Areas: The garbage and recycling enclosure will be located near the entrance to the lower parking level at the southwest corner of the site. It will not be visible from the street or a majority of the site. A condition has been placed on the project to ensure that the dumpster and recycling enclosure is designed to be architecturally compatible with the building and that its size and location be approved by CleanScapes.

At the hearing, the applicant stated that no exterior mechanical equipment is proposed at this time, but it will be screened and meet the requirement of Condition No. 6, if necessary.

- F. Crime Prevention through Environmental Design: The entrance for the building will be well lighted and visible. The surface parking area will also be visible from the building. The under-building parking should be sufficiently lit and visible. The Police Department reviewed and approved the Site Development Permit plans.

-3-

The Timberlake project is consistent with the requirements of the City's Land Use Code and designation of "Multifamily – High Density" for the property and with the Comprehensive Plan's designation of "Multifamily Residential."

-4-

The Timberlake project, as conditioned, is not detrimental to the public interest, and is consistent with the City's standards and regulations applicable to the project. The project is consistent with the applicable zoning regulations and is sufficiently compatible with the design of the development and the character of the surrounding area, including the Comprehensive Plan.

-5-

Approval of the Site Development Permit is consistent with the intent and purpose of the development review process established in the Land Use Code under IMC 18.04 (Procedures), including the Level 3 public hearing review process.

-6-

The Issaquah Development Commission believes that the application for Site Development Permit for the Timberlake project, as designed and conditioned, is consistent with the City's applicable zoning and development standards and review criteria, and that the building is compatible with the design and character of the surrounding area.

-7-

The applicant has not yet applied for construction permits (Building Permit and Public Works Permit). When submitted, those permits will be reviewed to ensure that the conditions of this Site Development Permit are applied. Additional conditions of the construction permits may be imposed following their review and approval.

### **III. DECISION MADE**

It is for these reasons that the Issaquah Development Commission approved the project for the Timberlake, Application Nos. PLN09-00005, PLN11-00015 and PLN09-00013, subject to the following conditions:

-1-

A Building Permit and Public Works Permit shall be issued prior to construction of the building and site work.

-2-

Impact fees and mitigation for the project shall be paid at issuance of the Building Permit, including those for: Issaquah Transportation Impact Fee, Fire Impact Fee, Parks Impact Fee, General Government Mitigation Fee and Police Mitigation Fee. Estimates of the Impact and Mitigation Fees are available from the Planning Department.

-3-

Critical Area identification signs shall be placed at the edge of the wetlands buffers in accordance with IMC 18.10.480.

-4-

The critical area buffers on the site shall be recorded as Native Growth Protection Easements (NGPE's) prior to issuance of Certificate of Occupancy.

-5-

With the Building Permit, the lighting plan will need to be revised to meet the lighting standards of the Issaquah Municipal Code, Section 18.07.107. The exterior lights will need to be shielded to prevent glare onto adjacent properties and into the critical areas.

-6-

Final details of the ground-mounted and/or roof-mounted mechanical equipment shall be approved by the Planning Department prior to issuance of the Building Permit.



-7-

All landscaping shall be irrigated as required by Section 18.12.050 of the IMC. Exceptions are allowed by City approval for xeriscape (low water usage) plantings and established indigenous plants.

-8-

Any substitutions made to the landscaping plant materials shall be first approved by the Planning Department before installation.

-9-

Prior to issuance of the Building Permit, an irrigation water budget shall be provided as required by IMC 18.12.145

-10-

Prior to landscaping the site, the soils in the landscaped areas shall be amended as required by the soils amendment section of the Landscape Code, IMC 18.12.140(Q).

-11-

A landscape maintenance bond worth 50% of the value of the landscaped material is required to be posted with the City prior to receipt of the final Certificate of Occupancy as required by IMC 18.12.160. The bond is required for a period of 3 years. All landscaping shall be maintained in perpetuity.

-12-

Signage for the project shall be reviewed and approved through a separate Sign Permit prior to installation.

-13-

If the bus shelter extends into the City right-of-way, the applicant shall obtain a separate Special/Street Use Permit.

-14-

The dumpster and recycling enclosure shall be designed to be architecturally compatible with the building and must be approved by CleanScapes.

-15-

A Demolition Permit is required from the City's Building Department prior to demolition of the existing structure. An asbestos survey must be conducted by an AHERA Certified Building Inspector and filed with the Puget Sound Clean Air Agency. A copy of the Notice of Intent must be kept on site and be available for review by inspection personnel. All asbestos must be removed prior to demolition.

-16-

The applicant shall comply with the SEPA Mitigated Determination of Nonsignificance issued on March 14, 2012. The SEPA mitigation measure includes the following:

- 1) The applicant shall provide a final wetland mitigation plan for approval by the Planning Department prior to building permit issuance. The following measures shall apply to the final wetland mitigation plans:

- a) The alignment of the elevated walkway through the wetland shall be designed to minimize impacts to existing significant trees. The mitigation plan shall show the number, size, and species of significant trees that would require removal for construction of the walkway.
  - b) The wetland mitigation plans shall meet standards of the King County Critical Areas Mitigation Guidelines for the planting density and monitoring performance standards.
  - c) The wetland and wetland buffer area shall be appropriately fenced with split-rail fencing and posted with signs to control access and minimize impacts to the wetland and wetland buffer areas.
  - d) The applicant shall provide an as-built plan of the wetland mitigation and the consulting biologist shall verify in writing that the planting has been installed per plan.
  - e) A 5-year monitoring/maintenance period is required. The applicant shall provide a bond amount equal to 50% of the cost of plants and the 5-year monitoring/maintenance cost.
  - f) The wetland and wetland buffer mitigation planting shall be installed and approved prior to a final certificate of occupancy.
- 2) The applicant should mitigate for potential impacts on public services with a voluntary contribution in the amount of \$70.42 per new multi-family unit for the General Government Buildings Mitigation Fee, and \$138.35 per new multi-family residence for the Police Mitigation Fee. The applicant should pay the voluntary contribution prior to issuance of building permits.

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The proposal will require a Clearing/Grading Permit and approval of a Temporary Erosion Sedimentation Control Plan (TESC). Implementation of the TESC plan will minimize potential erosion and sedimentation impacts. Erosion controls shall be installed prior to beginning construction and shall be maintained for the duration of the construction.

-18-

Prior to any construction activities, chain link fencing shall be installed around each of the trees to be saved, and the tree protection inspected and approved by the City of Issaquah Planning Department. Locate the fence from the tree trunk(s) using the dimension of 1 foot distance per 1 inch of tree diameter (for example a 12 inch diameter tree at 4.5 feet above ground would require the fence to be located 12 feet from the trunk).

-19-

Tree Protection signs shall be placed on or near each tree as approved by the City. The applicant shall call the Planning Department for inspection and receive approval of tree protection measures prior to beginning construction.

-20-

The applicant shall not fill, excavate, stack or store any equipment or compact the earth in any way or install impervious surface material within the area defined by the critical root zone of any tree to be retained.

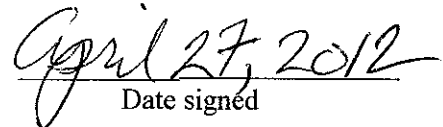
-21-

The applicant will explore with the city Public Works Engineering staff the possibilities of locating a crosswalk with appropriate signage at West Lake Sammamish Parkway SE to improve pedestrian safety.

-22-

In order to comply with the Height Adjustment Approval Criteria No. 6 of IMC 18.07.355(B), a cluster of at least 6 coniferous trees, at least 2 inches in caliper, shall be added at the notch at the NE corner of the building, and at the SE corner of the parcel, an additional 2 inch caliper coniferous tree shall be added for each tree removed.

  
Randolph Harrison, Chair  
Issaquah Development Commission

  
Date signed

RH/CW/cw

**EXHIBIT LIST:**

1. Files and applications, PLN09-00005, PLN09-00013 and PLN11-00015.
2. Vicinity Map.
3. Plans and Elevations, received March 27, 2012.
4. Project Narrative, January 16, 2009.
5. AAS for Height Project Narrative.
6. AAS for Landscape Setback Project Narrative.
7. Aerial Photograph, received February 25, 2011.
8. Mitigated Determination of Nonsignificance, dated March 14, 2012.
9. Environmental Checklist, received January 16, 2009.
10. Development Commission Community Conference Minutes, approved August 13, 2008.
11. Certificate of Transportation Concurrence, CON09-00005.
12. Email from Valerie Michel, dated December 7, 2009.
13. Email from Barbara Birney, dated December 1, 2009.
14. IMC 18.07.440 Multifamily and Duplex Development Standards.
15. IMC 18.07.355(B) Building Height Adjustments.
16. Certificate of Water Availability, dated September 11, 2009.
17. Certificate of Sewer Availability, dated September 11, 2009.
18. Walkway Grating Details, dated November 11, 2010.
19. Aquatica Wetland Report, received January 16, 2009.
20. Altmann Wetland Mitigation Plan, dated October 28, 2010.
21. Critical Area Plans, W1.1, W1.2, W1.3, W2.1, W3.1, W4.1, dated October 26, 2010.
22. Phase I Environmental Assessment, received January 16, 2009.
23. Geotechnical Engineering Study, received January 16, 2009.
24. Preliminary Technical Information Report, received January 16, 2009.
25. Exterior Color and Material Sample Board, received January 16, 2009.
26. Colored Rendering, presented at Public Hearing.